

CHAPTER 18.16

Sketch Plan

18.16.010 Submittal procedures – contents.

A. Subdividers shall submit five (5) copies of a sketch plan to the Planning Commission for review and discussion. The sketch plan materials shall be submitted to the Planning Department not less than one (1) week prior to Planning Commission meeting.

B. The sketch plan shall contain the information required by this Chapter.

C. The sketch plan submittals shall be accompanied at the time of filing by a fee as established by the City Council by resolution. (Ord. 1119-98, 1998; Ord. 673-87, 1987)

18.16.020 Location map.

A. The location map may be prepared on an Evans zoning map, and shall indicate clearly the relationship of the proposed subdivision to the surrounding area within one-quarter ($\frac{1}{4}$) mile of the subdivision's boundaries. The map shall show:

1. Existing development, including major streets, existing public sewers, public water supply and storm drainage systems;
2. Community facilities, such as schools and parks;
3. Zoning on and adjacent to the tract.

B. The location map shall include a title, scale (not less than one [1] inch to six hundred [600] feet), total acreage of the tract, north arrow, and date. (Ord. 673-87, 1987)

18.16.030 Drawing and layout for sketch plan.

A. The sketch plan may be a freehand drawing at suitable scale (not less than one [1] inch to two hundred [200] feet) in a legible medium, and shall clearly show the following:

1. Topographic contours (from U.S.G.S. maps);
2. The proposed layout of streets and lots in relation to topographic conditions and natural landscape features on the site;
3. The proposed location and extent of major open spaces and public sites;
4. General locations of present and proposed utility easements and installations;
5. Proposed land uses; and
6. Indication of building types, with approximate location of major buildings exclusive of single-family residential dwellings.

B. Variations from the scale requirement of the sketch plan (one [1] inch equals two hundred [200] feet) will be acceptable in the case of large subdivisions, provided the plans and design are clearly legible. The plan generally shall include north point, name of the subdivision, U.S.G.S. township, range, section, and quarter section. In the case of large subdivisions requiring more than two (2) sheets at such a scale, a total area plan showing the total area on a single sheet at an appropriate scale shall also be submitted. (Ord. 673-87, 1987)

18.16.040 Existing site conditions and description of proposed development.

This information shall describe or outline the existing conditions of the site, and the proposed development as necessary to supplement the drawings required in Sections 18.16.020 and 18.16.030 of this Chapter, and shall include information on existing covenants and land characteristics such as, but not limited to, floodplains, hazard areas, economically recoverable minerals, soils and existing vegetation, and information describing the development proposal, such as number of residential lots or dwelling units, typical lot width and depth, price ranges and proposed utilities and street improvements. (Ord. 673-87 '1(part), 1987)

18.16.050 Review procedures – conference with Planning Commission.

Sketch plans shall be reviewed by the Planning Commission in an informal conference with the subdivider. The conference is intended to be for the mutual exchange of information and development concepts. A primary concern shall be the degree to which the proposed subdivision meets the governing body's land use policies and its Comprehensive Plan. The Planning Commission may take up to thirty (30) days to review the sketch plan. (Ord. 673-87, 1987)